

010.0

Map

0002

Block

0004.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,454,100 /

USE VALUE: 1,454,100 /

ASSESSED: 1,454,100 /

Total Card /

Total Parcel

1,454,100

1,454,100

1,454,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		AVON PL, ARLINGTON

OWNERSHIP

Owner 1:	SCHWINGEL LOUISE ETAL- #1			
Owner 2:	EZEKOWITZ ANDREW ETAL - #2			
Owner 3:				
Street 1:	11 AVON PL			
Street 2:	CONDO CONVERSION			
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:	MNAZAKANIAN LEVON/ ESTATE -		
Owner 2:	-		
Street 1:	C/O MARTHA E. HOWE, CONS.		
Twn/City:	LOWELL		
St/Prov:	MA	Cntry	
Postal:	01852		

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1904, having primarily Asbestos Exterior and 4506 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5210		Sq. Ft.	Site		0	80.	1.11	1									461,039						461,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5210.000	993,100		461,000	1,454,100
Total Card	0.120	993,100		461,000	1,454,100
Total Parcel	0.120	993,100		461,000	1,454,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	322.74	/Parcel:	322.74

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	993,100	0	5,210.	461,000	1,454,100		Year end	12/23/2021
2021	104	FV	618,700	0	5,210.	461,000	1,079,700		Year End Roll	12/10/2020
2020	104	FV	619,000	0	5,210.	461,000	1,080,000	1,080,000	Year End Roll	12/18/2019
2019	104	FV	482,400	0	5,210.	489,900	972,300	972,300	Year End Roll	1/3/2019
2018	104	FV	482,400	0	5,210.	357,300	839,700	839,700	Year End Roll	12/20/2017
2017	104	FV	449,600	0	5,210.	311,200	760,800	760,800	Year End Roll	1/3/2017
2016	104	FV	449,600	0	5,210.	265,100	714,700	714,700	Year End	1/4/2016
2015	104	FV	395,700	0	5,210.	259,300	655,000	655,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MNAZAKANIAN LEV	75185-466		7/22/2020	Estate/Div	1,100,000	No	No		
	12402-369		3/27/1973		45,250	No	No	N	

TAX DISTRICT

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	12402-369		3/27/1973		45,250	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2020	1544	Add Bath	150,000	O				
11/18/2020	1465	Heat App	10,000	C				
2/7/2007	88	Manual	2,000					install 2 skylight

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2021	Measured	DGM	D Mann
9/9/2020	SQ Mailed	JO	Jenny O
4/11/2019	Mail Update	JO	Jenny O
11/18/2017	MEAS&NOTICE	KB	Kevin B
4/14/2009	Meas/Inspect	372	PATRIOT
3/23/2000	Inspected	276	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	243	PATRIOT
8/24/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

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